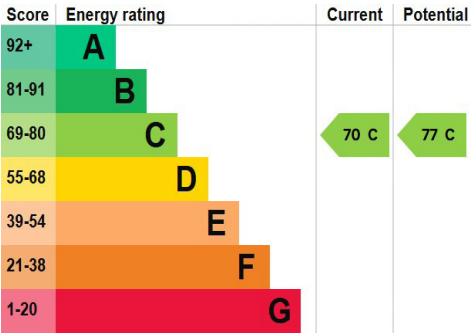
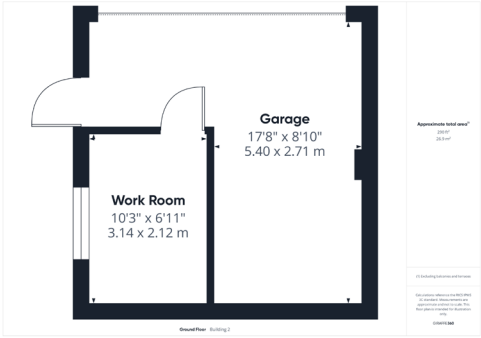
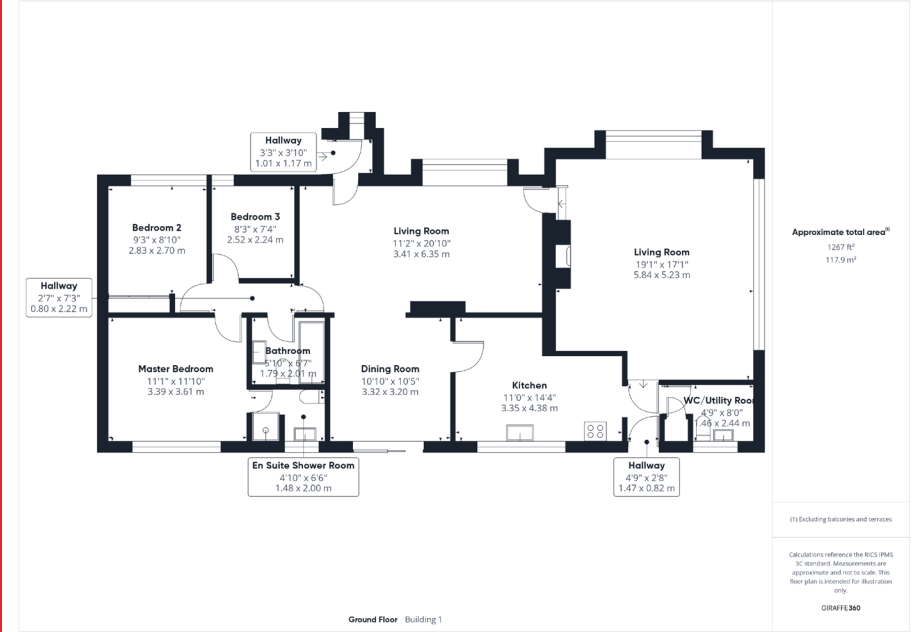




£430,000

1 Ripon Avenue,
Beverley

HEATING AND INSULATION

The property has a gas-fired radiator central heating system and double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



1 Ripon Avenue, Beverley, HU17 8UN

A 3 bedroom detached bungalow with three reception rooms and accommodation amounting to around 1250 sq ft in this highly sought after residential area. The property has been extended into what was the former double garage, and a new garage built, so it provides exceptional living space for a property of its type. No forward chain and so early viewing essential.

A more modern detached bungalow offering over 1250 sq ft of internal accommodation in an appealing position on a highly regarded development on the south side of Beverley. The property sits at the junction of Ripon Avenue and Guildford Close with the frontage set behind a high wall and fence ensuring a considerable degree of privacy for an estate-style home. There is excellent living accommodation with the original Living and Dining Room being supplemented by a large additional Living Room created by the conversion of the original double garage. A replacement Detached Garage has been built and a workspace/office created within it. There are three Bedrooms including a Master with En Suite Shower Room, House Bathroom, Kitchen and WC Cloaks/Utility Room. There are gardens to the front of the property and a double driveway to the side of the house leads to a detached double garage which has an office/workspace created within it. There are attractive rear gardens. Some areas of the property, notably the bathroom and shower room are likely to require updating but any necessary work is likely to be cosmetic in nature, unless fundamental changes to the layout are desired.

We believe it is a great property that is likely to attract considerable interest particularly given there is no forward chain. An early viewing is essential but we do have a 360 degree tour available which will provide and excellent insight into all it offers.



LOCATION

The property is located in the Lincoln Way area to the south of Beverley's town centre. It has always been a sought after location to live in. There are some local shops on Lincoln Way itself with a further range at the nearby Morrison's site. Beverley town centre itself is not far away and provides almost everything else you are likely to need. The location provides good access to the town centre which will be walkable for many. Just at the southern end of Lincoln Way it is possible to join the A164 which provides links to Hull and the wider road network.

ACCOMMODATION

Entrance Hall - oriel window.

Living Room - window to front, fireplace with gas fire and archway to...

Dining Room - with sliding patio doors to the garden.

Living Room - a spacious room with large windows to two aspects ensuring it enjoys lots of light. Fireplace and fitted bookshelves.

Kitchen - a fitted kitchen with a range of base and wall mounted units in white with appliances including an electric oven, hob, microwave, and dishwasher. Quartz-stye worktop, tiled splashbacks, 1.5 bowl sink and large window to rear.

Utility Room / WC - low flush WC, wash hand basin, plumbing for washing machine, window to rear and gas boiler.

Rear Entrance Hall - door to rear.

Inner Hallway

Master Bedroom - a double bedroom with fitted wardrobes and a window to rear.

En Suite Shower Room - low flush WC, wash hand basin and shower unit. Window to the rear.

Bedroom 2 - a smaller double bedroom with a fitted wardrobe.

Bedroom 3 - a single bedroom.

Bathroom - a 3 piece suite comprising panelled bath with shower screen and shower attachment, low flush WC and wash hand basin.

Garage - the double garage s accessible via a remotely operated up-and-over garage door, or by a courtesy door from the garden. The garage has power and light laid on and an internal office/workspace has been constructed with a door providing access and a window overlooking the garden. A block paved driveway provides off street parking and gives access to the garage.

Gardens - there are gardens to the front of the property which are largely lawned with shrubs in front of the wall and a fence that forms the front perimeter. A tall lockable gate gives access to Ripon Avenue. There are largely lawned gardens to the rear of the house with two patio areas, herbaceous borders and some specimen trees. There is a lean to greenhouse to the side, fence to the perimeter and a high lockable gate gives access to the driveway.

